

RETAIL FOR LEASE

15819 FM 1325 #415 - ROLLING OAKS

15819 FARM TO MARKET ROAD 1325 #415, AUSTIN, TX 78728



FOR LEASE

KW COMMERCIAL | AUSTIN NW

9606 N. Mopac Suite 950
Austin, TX 78759



JORGENSEN GROUP
KW COMMERCIAL

Each Office Independently Owned and Operated

PRESENTED BY:

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0671452, Texas

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

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15819 FM 1325



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Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

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EXECUTIVE SUMMARY

15819 FARM TO MARKET ROAD 1325 #415



Property Overview

Flex warehouse for lease in a desirable Austin development. Unique opportunity for added square footage and low price with mezzanine. Grade height door, 3 phase power, and plumbed for a restroom. Offered at \$21.50/ft + est \$6.50/ft NNN. 1400 sq ft on the ground level and 585 sq ft mezzanine, with TI negotiable.

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PROPERTY PHOTOS

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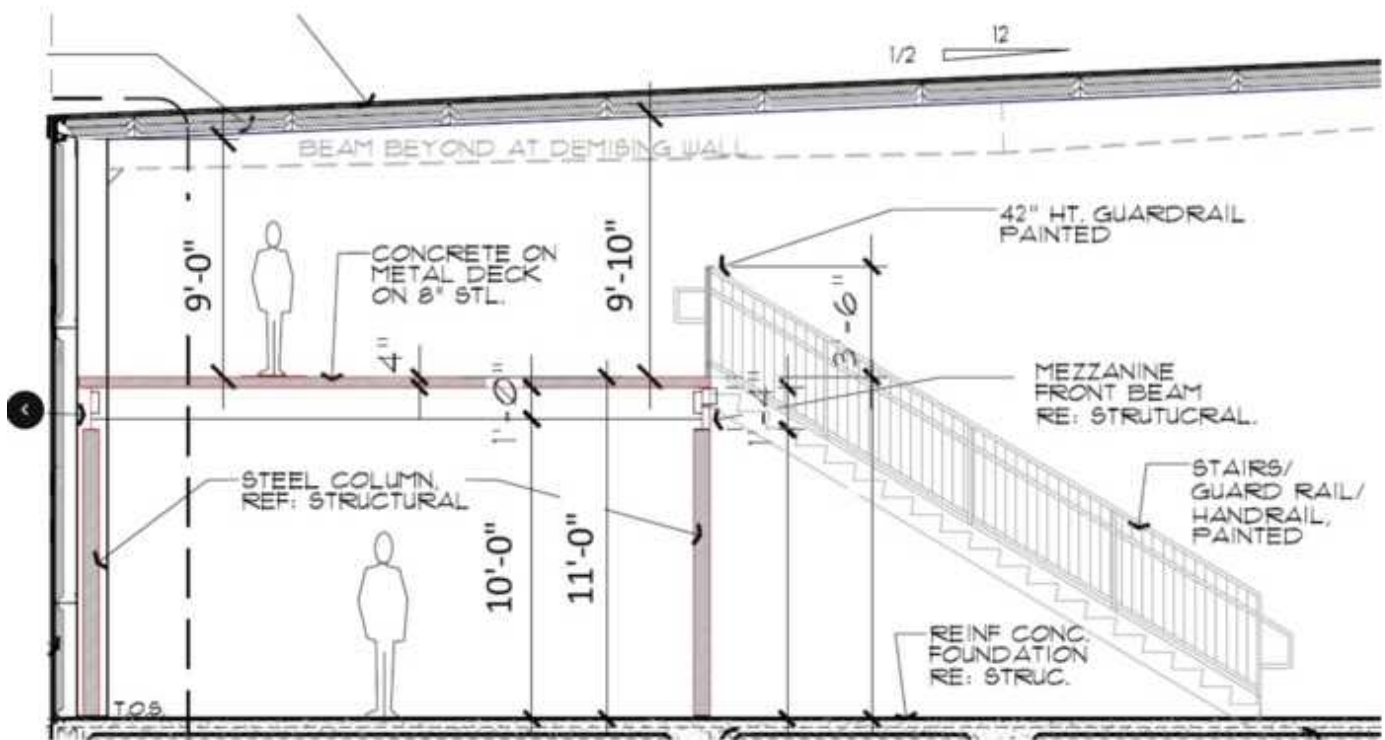
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PROPOSED MEZZANINE

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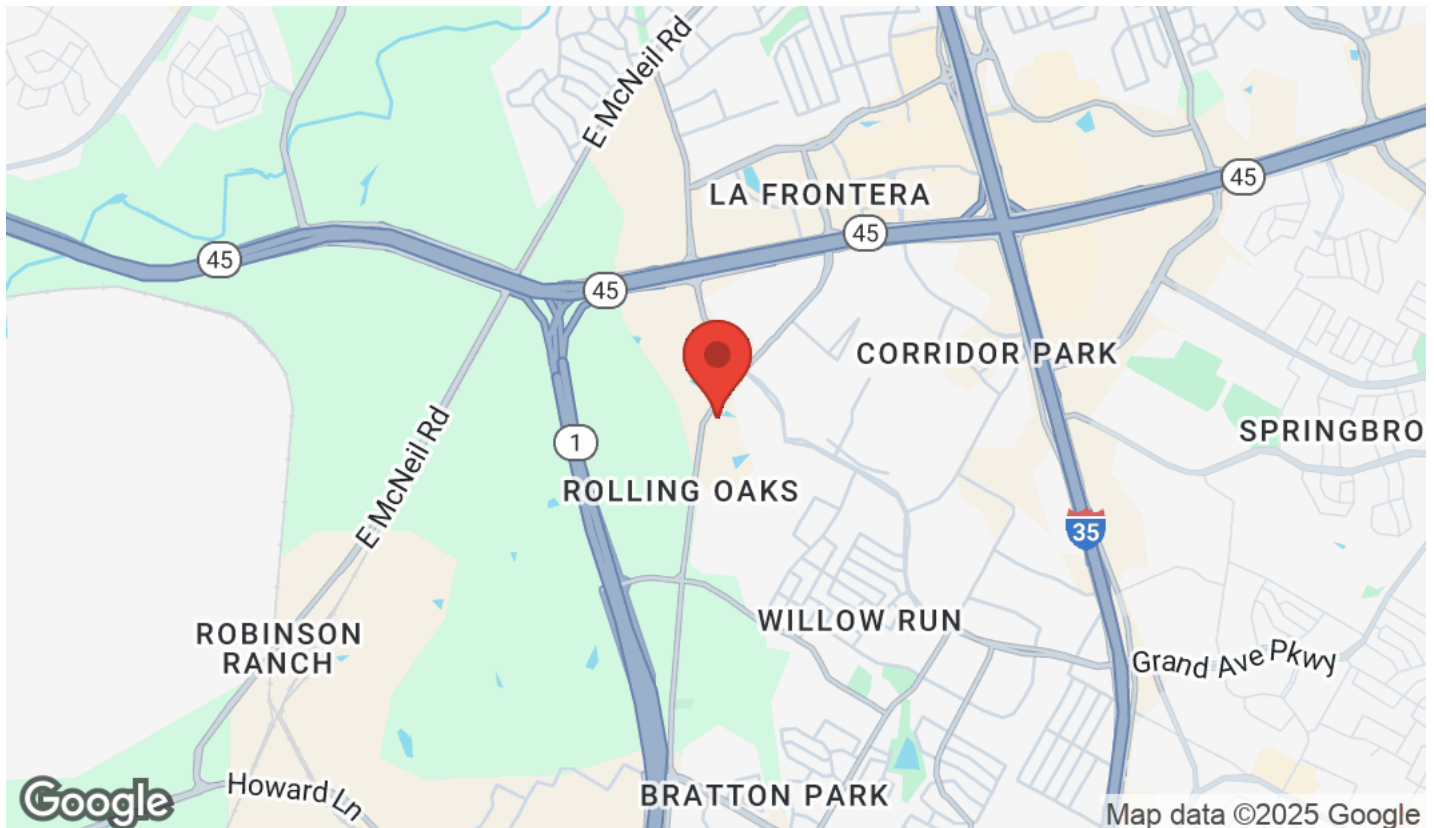
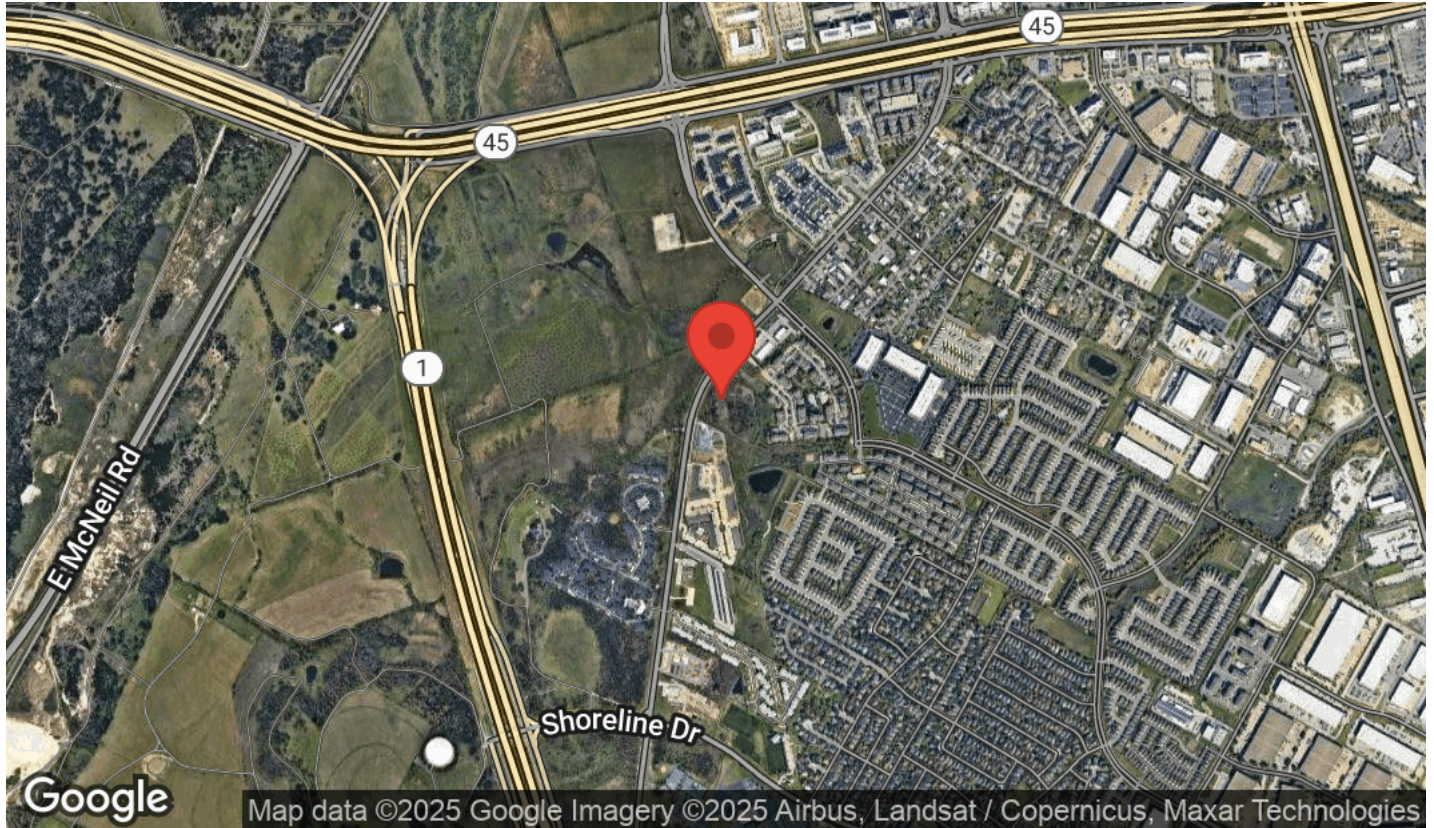
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LOCATION MAPS

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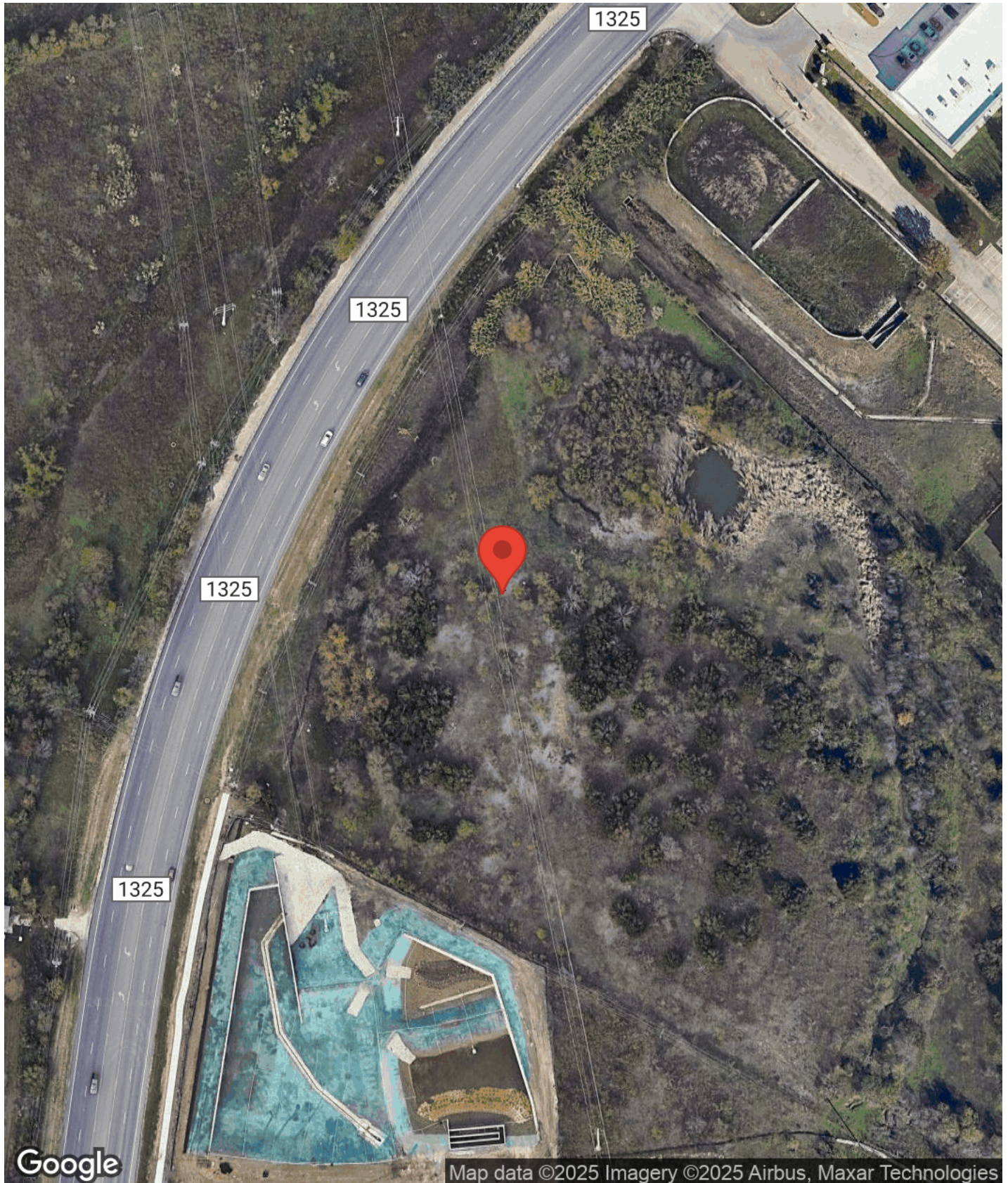


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AERIAL MAP

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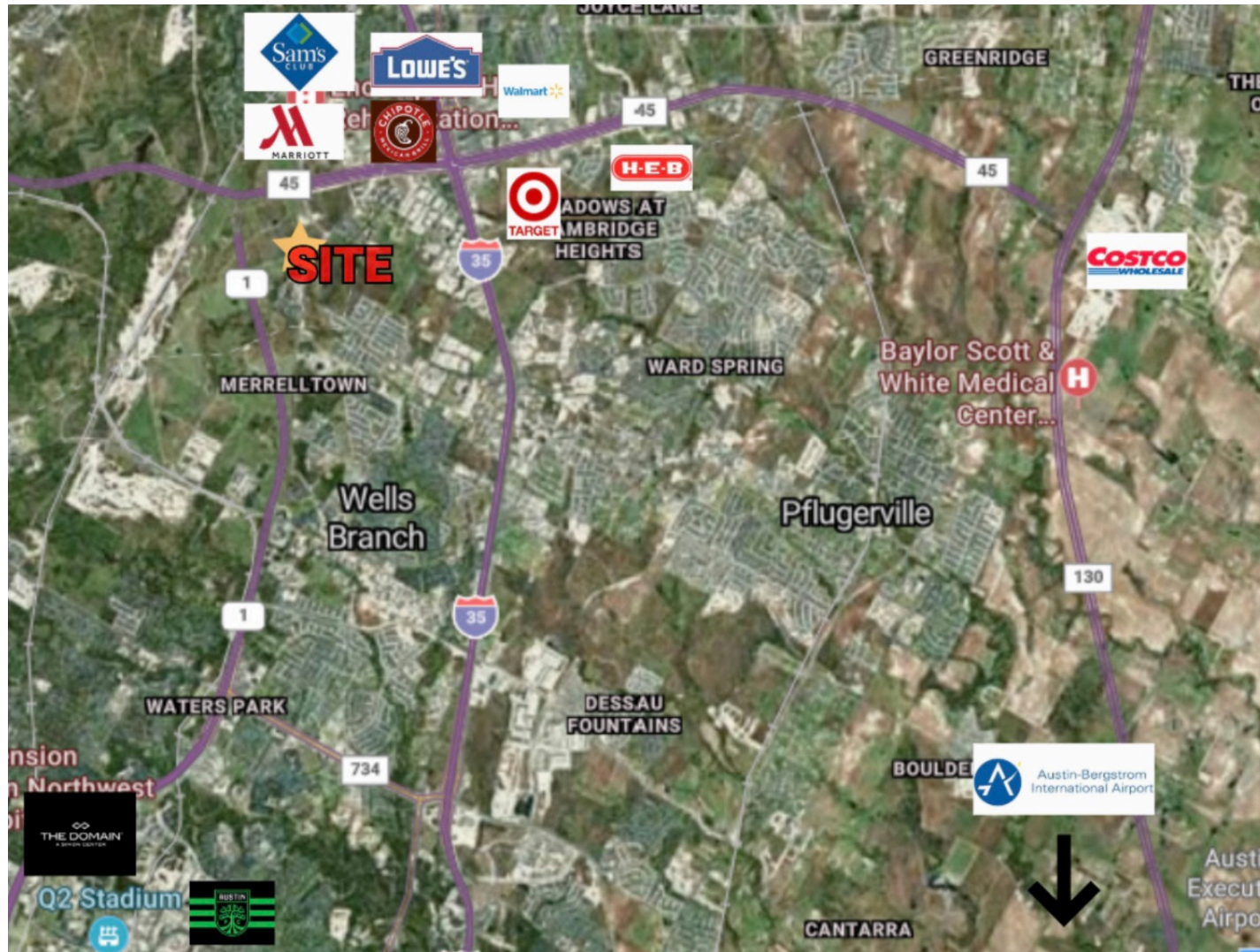
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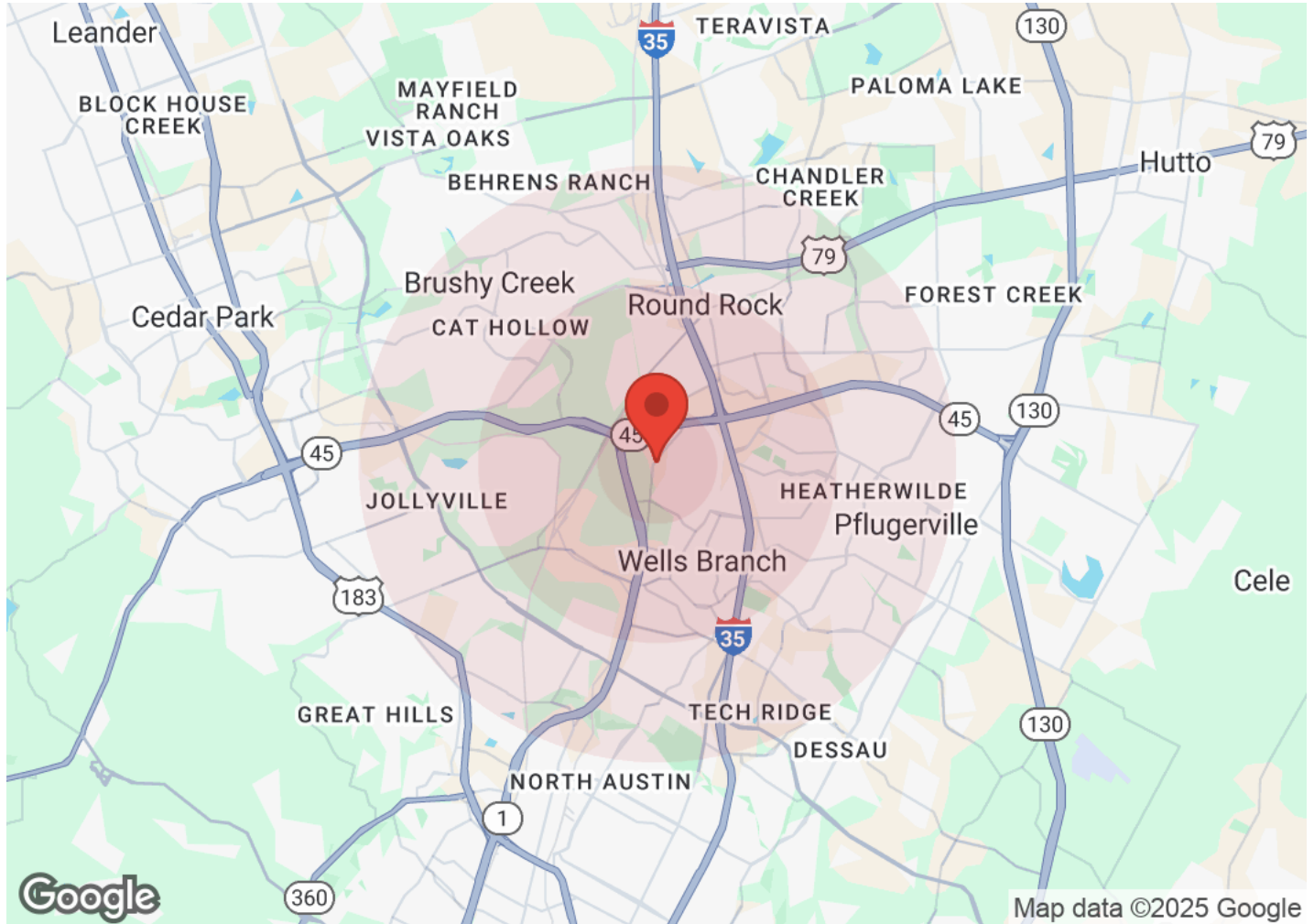


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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	5,803	38,027	136,680	Median	\$86,906	\$85,836	\$99,623
Female	6,050	38,950	136,162	< \$15,000	380	2,096	5,411
Total Population	11,853	76,976	272,842	\$15,000-\$24,999	N/A	1,512	3,841
				\$25,000-\$34,999	241	1,509	4,274
				\$35,000-\$49,999	706	3,574	9,393
				\$50,000-\$74,999	1,160	6,883	19,232
				\$75,000-\$99,999	1,119	4,622	15,306
				\$100,000-\$149,999	1,080	6,260	22,475
				\$150,000-\$199,999	733	3,886	14,079
				> \$200,000	622	4,812	20,444
Race	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
White	4,637	31,468	115,194	Total Units	6,616	39,743	128,841
Black	1,741	10,754	31,404	Occupied	6,042	35,153	114,457
Am In/AK Nat	12	100	382	Owner Occupied	1,262	12,580	50,820
Hawaiian	1	46	164	Renter Occupied	4,780	22,573	63,637
Hispanic	2,973	22,238	74,213	Vacant	575	4,590	14,384
Asian	2,207	10,523	44,501				
Multi-Racial	256	1,678	6,357				
Other	26	154	600				

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<u>KW ATX Broker LLC</u>	<u>9010968</u>	<u>klrw8@kw.com</u>	<u>(512) 346-3550</u>
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<u>M.E. Cook</u>	<u>357270</u>	<u>mecook@kw.com</u>	<u>(512) 263-9090</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Michelle Bippus</u>	<u>557629</u>	<u>michelle@kwaustinnw.com</u>	<u>(512) 346-3550</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Amy VenHorst</u>	<u>671452</u>	<u>amy@jorgensonrealestate.com</u>	<u>(512) 659-3617</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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